

Lake Parsippany Board of Directors Meeting Minutes February 12, 2024.

The monthly meeting of the Board of Directors of the Lake Parsippany Property Owners Association was called to order by Pulkit Desai AT THE CLUBHOUSE and VIA ZOOM at 7:30 PM

Directors	Role	Present
Pulkit Desai	President	P
Nirav Patel	Vice President	P
Nishan Seal	Treasurer	P
Dan Nazzaro	Recording Secretary	P
Tarak Bhatt	Financial Secretary	P
Manisha Mansuria	District 1 Rep	P
Rinam Shah	District 1 Rep	P
Manoj Patel	District 1 Rep	P
Darshana Kalavadia	District 2 Rep	P
Deepak Chandak	District 2 Rep	P
Jagdish Prajapati	District 2 Rep	A
Raul Carandang	District 3 Rep	A
Don Phelps	District 3 Rep	P
Mousami Shah	District 3 Rep	P
Mary Free	District 4 Rep	P
Deepa Tailor	District 4 Rep	P
Thomas Wall	District 4 Rep	P
Angela Pomponio	FSR – Property Manager	P

Dan Motions to approve meeting minutes from January board meeting seconded by Deepa

No Objections - Motion Carries

Membership Report

Invoices just went out so no 2024 numbers are in yet.

Numbers from January 2024

Basic 1415

Premium 386

D-5 (non-residents) 71

Treasurer Report

Date Account Description

Bank Account

Ending in Balance Source

1/31/2023 Alliance Association 4424 529 Bank Statement Operating

1/31/2023 Metropolitan Operating 3847 206,733 Bank Statement Operating

1/31/2023 Chase Operating 1280 1,632 Bank Statement Operating

1/31/2023 Enterprise Reserves 5315 193,838 Bank Statement Reserves

1/31/2023 Alliance Reserves 3636 28,629 Bank Statement Reserves

1/31/2023 Webster Reserves 1890 23,795 Bank Statement Reserves

Total 455,157

Total Operating 208,894

Total Reserve 246,262

Recommendation to put money into money market and intermingle funds to maximize interest and investment value.

Correspondence

Directors	Correspondence
Pulkit Desai	Duplicate invoices were generated by FSR, LPPOA will not be accountable for the mailing costs
Nirav Patel	Observation Private Property sign bolts are too long and need to be trimmed, some are tilting and need to be reset into the ground
Nishan Seal	Inquiries to invoices and collections name inconsistency

Dan Nazzaro	Inquiries to invoices and collections, Township didnt pick up garbage bags at all cans, attorney of 600 LSD re: deed correction
Tarak Bhatt	Inquiries to invoices and collections, why fee increased, Compliments on Invoice - better than last year. Two new community membes complemented the FSR Click-Pay and Welcome committe
Manisha Mansuria	Looking for scheduling on Swimming classes and cost - looking for online information (2023 was not posted on website, but was on FB)
Rinam Shah	House Sale - looking for HOA closing statement
Manoj Patel	Nothing
Darshana Kalavadia	Nothing
Deepak Chandak	Inquiries to invoices and collections
Jagdish Prajapati	Absent
Raul Carandang	Absent
Don Phelps	Inquiry on Loose Dock
Mousami Shah	Nothing
Mary Free	Nothing
Deepa Tailor	Inquiries to invoices and collections
Thomas Wall	Inquiries to invoices and collections. Dock broke loose and was being looked for, found and pulled into boat ramp at Drewes Beach
Angela Pomponio	

Clubhouse

Maintenance

Venor Ad Ventures has been let go, new cleaner / maintenance, will address clubhouse dance floor - 60% discount - Cascante home repairs LLC

Clubs:

Clubs	Contact	Notes / Report
Ladies	Maureen Omaster	
Mens	Bill S / Sebastian O	Hockey game is being worked out
Fishing	Tony Suprum	Trout Stocking 2024, March 30, 0900 @ boathouse - coffee, hot cocoa, snacks. Catch a Glimpse of the trout and get Hooked, it will Lure a large crowd. 329 12-14, 7 - 17+. NJ residents 16-69 must have a fishing license - all Non-NJ-Residents must have a NJ Non-Resident. Trout Stamp is required
Sailing Club	Ralph Rosamilla /John Scrivins	Dry Dock, planning for 2024 season
Dragon Boat	Ellen Law	
Kayak Club	Don Phelps	Dry Dock
Swim Team	Megan May	Looking for coach for 2024
Hub Lakes	Bill Sempier	Due to the delay in the release of N&V (3 months), there are no coaches and no participants. Was submitted for December / January N&V issue was not issued. Article went out in February - In future can go through FB Page and Web Page and Blast Email - through multiple channels.
Book Club		Year reading list is published
Carrom Club	Tarak Bhatt	No playing yet
Model Yacht	Michael ORorue	Dry dock
Beach	Don Phelps	Beach committee being formed, after April 1 due date. Meeting with last years beach managers to see if they are interested in returning. Reaching out to last years life guards.
Craft	Marilyn Ammirata	
Open Mic	Wolf Shippon	
Yoga	Tarak Bhatt	Instructor reached out will be offered for zero dollar
Others		

Committees:

Committee	Committee Chair	Notes / Report Received
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Communications	Deepa Taylor	Invoices are out, updates to the LPPOA website for 2024
Membership	Tarak Bhatt	Planning to meet February for 2024
ByLaws	Pulkit Desai	Nothing
Welcome	Manisha Mansuria	Nothing
Lake Maint. Vitality	Rinam Shah	Tree work around lake, Survey of Drewes Beach, Unauthorized tree cutting at Hoffman beach.
Events	Crystal Immediato	Lacking volunteers for Event cmte - need more people - 5 permanent members
Grants	Pulkit Desai	nothing
Collection	Mary Free	In progress and committee no longer needed
Youth	Neha Shah	Nothing
Strategic Planning	Pulkit Desai	Nothing
Hardship Committee	Mary Free	nothing
Budget Committee	Nishan Seal	Nothing
Scholarship	Marilyn Ammirata	Nothing
Security Committee	Tony Suprum	Planning meeting to start off the season. New maintenance company will place signs. Encourage people to wear reflective vests. Boat Auction is on March 30 @ 1030.
News & Views	Darshana Kalavidia	Delayed by Invoice - alternate channels available
Liquor License Committee	Pulkit Desai	Met to finalize document for presentation to the board
Tech Team	Deepa Taylor	
Election	Kamal Joshi	Nothing
Finance Review		2023 audit should be planned
Volunteer Recognition		Nothing

Old business:
None

New Business

Review of list of trees. Pictures of trees before and after.

Dan motions to approve \$7,500.00 from Reserves for Capital Improvement of Drewes Beach to complete a survey performed by FC Meola LLC seconded by Tom.

No Objections - Motions carried.

Pulkit Motion to Adjourn, seconded by Deepa
8:51 Pm

Attachments:
Presidents Report

We are in 2024. Invoices are out and many have reported this year the process is much easier. A lot of work went into working on the invoices and all the inserts that went into the envelope. I like to thank Raul, Mary Free, Tarak, Dan, Bill, Neha and Marissa.

Maintenance committee has a list of prioritized items that need to be addressed soon and others are in progress. Some items will take time and some will start as soon as next week. We will discuss today and then we will proceed with the work.

Advertisements for lifeguards and swim coaches are out. We hope to get many of them returning this year and some new ones. Don and Tarak are working on what the Beach Committee will be doing and once finalized we will share with the community.

Invoice for fishing is paid. So fishing season is on target and we will announce the lake stocking event. Once announced please come and see the annual tradition we have had here for decades.

Property Manager Report
For FEBRUARY 2024 Board Meeting
FSR items to Report and Update for LPPOA

Currently, working on:

FSR Manager assisting/helping owners with their membership accounts
Collections procedure with FSR and with LPPOA as discussed in JANUARY
2023 Board Meeting
FSR requested CH interior paint quote for LPPOA review/approval then
choice of paint color
Items Marissa May has requested of LPPOA, changing table researching for
purchase approval of cost and type, small table for ladies room as non
constructed vanity, wall décor researching for purchases
Corn Hole option for renters, FSR getting price for LPPOA approval of costs
Intern working out well helping FS management for LPPOA and Angela FSR
met with Mentor Mary Hammond at Club House. Michael continuing
February and March, Eric to continue April forward.

Recently completed was:

January service check by plumber of ice machine and washed/reset
January GFI kitchen outlet club house replaced by electrician
LPPOA approved Wall Landscaping contract for 2024 season
LPPOA approval of 2024 Budget for 2024 posted for FSR record as
Signed by LPPOA
24 phone calls over the last month responded to via CH FSR manager and
call center (FSR)
Thank you.

Committee Reports:

Communications

LPPOA Committee Report – Feb 2024 - 02/12/2024

Name of Committee Communication Committee

Name of Committee Chair Deepa Tailor

Name of Board Member Liaison NA

Meeting Date/Time There is no set cadence of meeting for the committee

Meeting Location Phone calls (if/as any)

Monthly Recurring Meetings No

Committee Members

Name 1 Valay Desai

Board Meeting Update:

Communication Committee does not meet every month as most of communication is handled by FSR.

Invoices for 2024 has been sent out. We are working on the LPPOA website updates for information

relevant for 2024. s

Committee Meeting Notes/Action Items (If/as Applicable):

1) Summary of Topics/Agenda discussed.

NA

2) Summary of conclusions

NA

3) List of next planned meetings / next steps / open topics / outstanding information

NA

4) Next Steps if any

NA

Membership

ByLaws

Welcome

LPPOA Committee Report

Name of Committee	Welcome Committee
Name of Committee Chair	Manisha Mansuria
Name of Board Member Liaison	Manisha Mansuria
Meeting Date/Time	3/11/2024
Meeting Location	NA

Summary of Topics/Agenda discussed.

- NA

Summary of conclusions

- NA

List of next planned meetings / next steps / open topics / outstanding information

- March/April

List of all committee members present at each meeting.

- Manisha and Mary

List of all committee members

1. Manisha Mansuria
2. Mary Free

Lake Maint. Vitality
LPPOA Committee Report
Name of Committee Lake Vitality and Maintenance Committee
Name of Committee Chair Rinam Shah
Name of Board Member Liaison Rinam Shah
Meeting Date/Time Wednesday February 07, 2024 at 7:30 pm
Meeting Location Zoom Meeting
Monthly Recurring Meetings Yes
Committee Members
Pulkit Desai Present
Thomas Wall Present
Rinam Shah Present
Bill Sempier Present
Michael Fabricante Present
Bob Mittermaier Present
Nirav Patel Present
Special Appearance
Dan Nazzaro Present

Correspondence from the Community:

A community member who recently sold their home reached out requesting to obtain HOA closing statement from LPPOA to clear their title deeds.

Board Meeting Update:

Committee met and discussed three key matters. First off, was Survey Proposal for Drewes Beach.

Second was regarding the Tree Work (trimming/cutting) that needs to be done throughout the Lake.

Then lastly, about the unauthorized tree cutting performed by the property owner of 511 Lake Shore

Drive.

Summary:

In detail discussion on all of the three matters are as followed:

Survey Proposal for Drewes Beach:

Committee reviewed the Initial Survey Proposal provided by a professional surveyor to us sometime end

of November, last year. And while reviewing, Bob Mittermaier recommended that the board should

reach out to the township zoning and engineering depts as well as NJDEP to ensure they are in compliance and verify if permits are required in order to conduct the survey. He also recommended that

we double the cost of the initial estimation given for the survey proposal to cover each additional work

that might be needed to be carried out such as Set Irons, soil sample, Topographies, permits, etc. while

conducting the survey. So, the initial cost given by the surveyor was about 5K but after re-evaluation by

the committee, committee recommended to approve the budget for approximately \$7,500 instead so

we have enough in hand if something comes up other than what is already listed in surveyor's proposal.

Tree Work Estimate

Thomas Wall met with Appleseed Tree and did a complete inspection and obtained a proposal to take care of emergent need trees. The current estimate includes trees owned by LPPOA, town and some fall under JCP&L. The Committee discussed the estimate and agreed that further discussion with the town should take place regarding their trees and same with JCP&L. However, most of the listed areas/trees on the estimate are LPPOA responsibility and hence committee agreed to proceed and get work started at least for the trees that belongs to LPPOA. We have a budget of 25K and cutting/trimming/maintaining these listed trees would cost about 12-15K.

Unauthorized Work by the property owner of 511 Lake Shore Drive

Pulkit reached out to legal and as per their advice we can only fine them for trespassing or a value based on how much would it cost to re-install everything that was cut without a permission. Legal advised that we cannot legally have them work at a different location or a physical fine and hence at this point committee is in works with FSR and in search of a vendor who can quote us or give us an estimate of the damage done and what would it cost to re-install exactly what all was taken out in order for legal to then send the letter to the property owner with those values/fine amounts.

Events

Grants

Collection

Youth

Strategic Planning

Hardship Committee

Budget Committee

Scholarship

Security Committee

News & Views

LPPOA Committee Report

Name of Committee News & Views

Name of Committee Chair Darshana Kalavadia

Name of Board Member Liaison

Meeting Date/Time Committee do not meet

Meeting Location Phone calls (if/when any)

Monthly Recurring Meetings No

Committee Members Pulkit Desai, Neha Sha

Board Meeting Update:

1. The committee does not meet every month.

Committee Meeting Notes/Action Items (If/as Applicable):

1) Summary of Topics/Agenda discussed.

- NA

2) Summary of conclusions

- NA

3) List of next planned meetings / next steps / open topics / outstanding information

- NA

4) Next Steps if any

- NA

Liquor License Committee

Tech Team

Election

ADR